

SUBDIVISION REGULATIONS

TOWN OF NEWINGTON PLAN AND ZONING COMMISSION

SECTION 2.0 DEFINITIONS

2.6 Low Impact Development Techniques The application of site design and stormwater management (such as, but not limited to, infiltration of rainwater, treatment of stormwater runoff, and runoff attenuation) in order to mimic the hydrologic conditions associated with an undeveloped site. Such techniques may be found in the Low Impact Development and Stormwater Manual for the Town of Newington (2013, as amended), the Connecticut Stormwater Quality Manual (2004, as amended), the Low Impact Development Appendix to the Connecticut Stormwater Quality Manual (2011, as amended), or other sources acceptable to the Commission.

SECTION 3.0 DESIGN REQUIREMENTS

3.6.13 Street Curbs Except where modified or waived by the Commission in order to implement low impact development techniques, curbs are required on all streets and shall meet the requirements set forth in the Standard Specifications attached to these regulations.

3.6.18 Street Design for New Subdivision Streets

Cul-De-Sac Type	Minimum R.O.W. Radius (Feet)	Minimum Pavement Radius (Feet)	Minimum Grade (%)	Maximum Grade (%)	Curbing Type (A)
Permanent Residential (B)	55	45	1.5%	5%	Granite
Permanent Commercial (B)	80	70	1.5%	3%	Granite
Temporary	40	40	1.5%	10%	Bit. Lip

Notes:

- * Except in the Town Center Business District -- Granite is required.
- (A) The Town Plan and Zoning Commission may vary the requirement for curbing and/or the type of curbing depending on the existing situation and the recommendation of the Town Engineer, and the overall desire to implement low impact development techniques.
- (B) The Commission may authorize the installation of a landscaped center island

3.7 Drainage and Storm Water Improvements

3.7.1 Responsibility The developer shall be responsible for constructing adequate facilities, including the implementation of low impact development techniques, for the control, collection, conveyance and acceptable disposal of stormwater, other surface water and subsurface water, whether originating within the subdivision area or in a tributary drainage area.

3.7.2 Regulatory Standards The applicable standards for stormwater management shall be as specified in Section 2.1 of the Low Impact Development and Stormwater Manual for the Town of Newington:

- a. Standard 1 – Use of Low Impact Development to Reduce Stormwater Runoff and Pollutants (maximum extent practicable standard).
- b. Standard 2 – Peak Flow Control and Flood Protection.
- c. Standard 3 – Construction Erosion and Sediment Control.
- d. Standard 4 – Operation and Maintenance.
- e. Standard 5 – Redevelopment.

3.7.3 Improvement Standards Such drainage and stormwater improvements shall be designed, constructed and maintained in accordance with the Low Impact Development and Stormwater Manual for the Town of Newington adopted by the Commission.

SECTION 6.0 SUBDIVISION PLAN APPLICATION SUBMISSION REQUIREMENTS

6.3 Utilities and Improvement Plan A Utilities and Improvement Plan shall be submitted drawn to the same scale as the Record Subdivision Plan and shall be prepared by and bear the seal, imprint and signature of a Professional Engineer, licensed to practice in the State of Connecticut, certifying that the "The Subdivision Regulation of the Town of Newington area a part of this plan and approval of the plan is contingent on compliance with all requirements thereof." One final mylar reproducible Utilities and Improvement Plan map approved by the Commission and signed by the Chairman or Secretary shall be

filed in the Engineering Department. This map shall bear the seal, imprint and signature of the developer's professional engineer.

The Utilities and Improvement Plan map shall contain the following information:

- a. All lot lines (with accurate bearings and distances).
- b. The width of all streets, rights of way and easements.
- c. Location, size, design specifications (including rate of slope and flow line elevations at inlets, outlets, structures and grade changes), and construction details for the existing and proposed storm drainage systems showing:
 - i. low impact development techniques, and
 - ii. conventional drainage facilities.
- d. Location, width and type of existing and proposed sidewalks.
- e. Location of all existing and proposed public sanitary and water supply utilities, fire hydrants, monuments, manholes, catch basins and special structures showing flow line elevations where applicable.